

70± ACRES
ELLIOTT COUNTY, KY
\$225,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE ELLIOTT 70

PROPERTY PROFILE

LOCATION:

- 121 Hickory Drive
Isonville, KY 41149
- Elliott County
- 5± Miles SE of Sandy Hook
- 32± Miles NW of Paintsville
- 95± Miles E of Lexington

TAX INFORMATION:

- TBD

COORDINATES:

- 38.0624, -83.06995

PROPERTY USE:

- Hunting
- Recreational
- Agricultural
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 70± Acres
- Rolling Hills & Bottoms
- Heavily Wooded
- Open Fields
- Creeks
- 2 Barns
- Utilities On-Site



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JON TOELKE

LAND SPECIALIST

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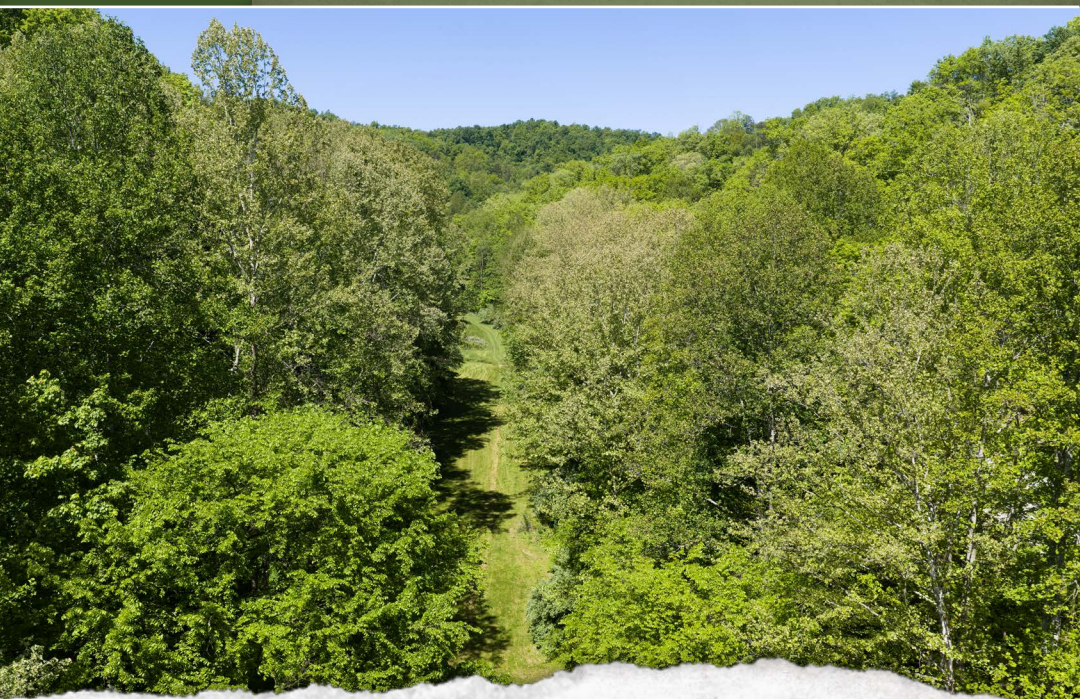
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Information is believed to be accurate but not guaranteed.

WELCOME TO THE ELLIOTT 70

WELCOME TO THE ELLIOTT 70, LOCATED NEAR SANDY HOOK, KENTUCKY. If you've been looking for a solid piece of ground in Elliott County, this 70± acre tract just outside Isonville is worth a look. The Elliott 70 sits right off KY-32, so getting in and out is easy—but once you're on the property, it feels private and tucked away. Walk a few minutes down the creek and you'll be in some really pretty bottoms and hollers with big hardwoods all around.

This place is loaded with deer, tons of oaks dropping acorns, thick bedding areas, and natural travel corridors. The current owner has taken some nice bucks off here over the years, and it's easy to see why. Whether you're a tree stand hunter or prefer a ground blind, you'll have plenty of options. There are some open spots down low that would be perfect for food plots if you want to take it to the next level.



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MORE ABOUT THE ELLIOTT 70

The Elliott 70 isn't just a hunting tract either—if you've been thinking about a homestead or small farm, this could fit that bill too. There are already two barns on the property, plus county water and electricity in place. Put in a septic system and you're well on your way to a cabin, a full-time home, or a weekend getaway.

The seller has lived here his whole life and is keeping the adjoining 30± acres. Most of the neighboring ground is owned by folks who aren't around much, so it stays quiet and low-pressure.

The bottom line: this is one of those places that's hard to fully appreciate without walking it.

Contact Jon Toelke today to schedule a private showing of the Elliott 70 and experience #TheSmallTownWay.



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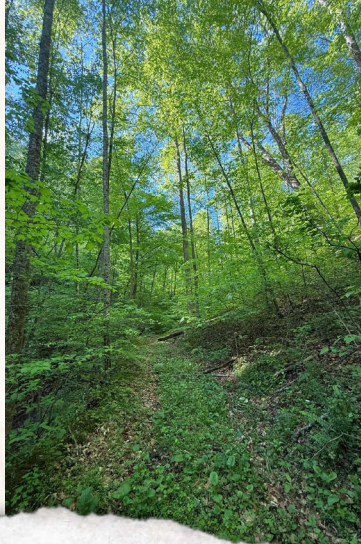
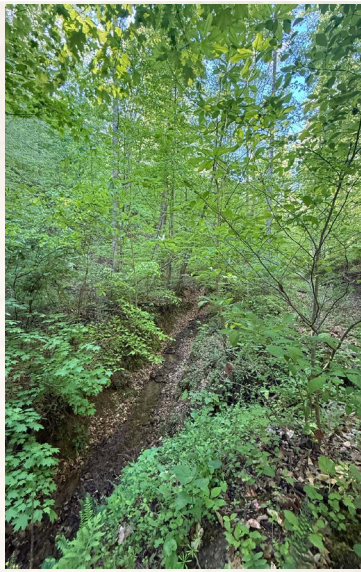
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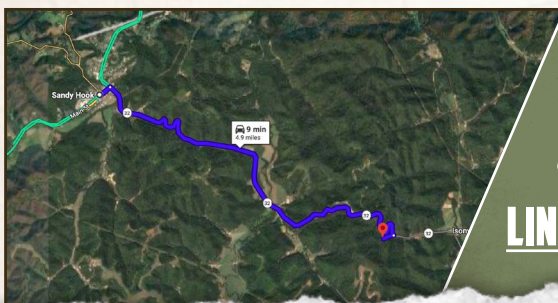
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land id. LINK



Directions From Sandy Hook, KY:
Travel east on KY-32 for 4.7 miles.
Turn right and the property will be
on the right in 0.1 miles.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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